



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 29, 2005 REPORT NO. HO-05-111

ATTENTION: Hearing Officer

SUBJECT: FRONTIS RESIDENCE
PTS PROJECT NUMBER: 58070

LOCATION: 815 Manhattan Court

APPLICANT: Bill and Carol Frontis

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 170329 for the construction of a three-story, 2,902 square-foot single family residence with attached two-car garage and a one-car carport?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 170329

Community Planning Group Recommendation - The Mission Beach Precise Planning Board considered the project on March 7, 2005 and voted 9-0-0 in favor of the project with no conditions (Attachment 7).

Environmental Review – The project was determined to be exempt from with State of California Environmental Quality Act (CEQA) Guidelines per Section 15332, Infill Development.

BACKGROUND

The project site is a 2,297 square-foot vacant lot zoned RS in the Mission Beach Planned District and the Mission Beach Precise Plan area. The project is subject to the Coastal Overlay Zone (appealable), and the Coastal Height Limit. The property is addressed as 815 Manhattan Court and is a corner lot (Attachment 1). The site is surrounded by properties also zoned RS and developed with single family residences and multi family residences (Attachment 2 and 3). The

Mission Beach Community Plan designates the site for residential development at a Medium-high density of 36 dwelling units per acre (Attachment 2)

The site is currently vacant. The topography of the site is flat and the overall grade differential for the site is approximately 1.02 feet.

The Coastal Development Permit is being processed for the construction of the proposed single family residence within the Coastal Overlay Zone.

DISCUSSION

Project Description

The applicant is requesting approval of a Coastal Development Permit for the proposed construction of a three-story, 2,902 square-foot single family residence with an attached two-car garage. The proposed residence proposes the living room, a wet bar, bathroom, elevator and garage on the first floor of the residence. The proposed second floor contains the great room, kitchen, bathroom, office and two exterior decks. One deck is proposed off the office and one deck is proposed off the great room. The proposed third floor contains the master bedroom, master bath, a studio and two exterior decks. One deck is proposed off the master bedroom and one deck is proposed off the studio. There are a total of four exterior decks for the project. The parking for the project is proposed within the two-car garage and a one-car carport.

Exterior elevations propose white colored stucco walls, sand colored block, stainless steel railings, and windows. Site improvements will include fencing and landscaping.

Community Planning Group Recommendation

On March 7, 2005, the Mission Beach Precise Planning Board voted 9-0-0 in favor of the project with no conditions (Attachment 7).

Conclusion

Staff has reviewed the request for a Coastal Development Permit to construct a three-story, 2,902 square-foot single family residence with attached two-car garage. Staff has determined that the requested Coastal Development Permit complies with all the applicable sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The Mission Beach Precise Planning Board voted in favor of the project. Staff has reviewed the project and determined that it is exempt in accordance with State of California Environmental Quality Act (CEQA) Guidelines, Section 15332, Infill Development.

ALTERNATIVES

1. Approve Coastal Development Permit No. 170329, with modifications.
2. Deny Coastal Development Permit No. 170329, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Copy of Public Notice
11. Copy of Project Plans (forwarded to HO)